

**RANCHO VENTANA
BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2012**

M I N U T E S

PRESENT: B. Beblow, S. Casorso, S. Hunley, M. Myers, W. Orriss
K. Zidar (recorder)

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:00 p.m. There were approximately 100 people in attendance.

2.0 MINUTES OF THE JANUARY 10, 2012 MEETING

MOTION 12/02/01

MOVED BY: M. Myers

SECONDED BY: S. Casorso

THAT the minutes of the January 10, 2012 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

J. Lindgren presented the report attached as Appendix A.

3.2 MAINTENANCE

J. Hensman presented the report attached as Appendix B.

3.3 SOCIAL

D. Nagy presented the report attached as Appendix C.

3.4 FINANCE

M. Myers presented the report. 2011 Financial statements and all materials related to an audit are ready to send to the auditor.

3.5 COMMUNICATIONS

No report.

3.6 RECYCLING

No report. W. Orriss stated that S. Birtch has resigned as Chair of this committee and W. Short has agreed to take over. A big thank you to Sonny for his hard work and dedication.

3.7 OPERATIONS

No report.

4.0 PARK MANAGER'S REPORT

S. Hunley read the report attached as Appendix D.

5.0 UNFINISHED BUSINESS

5.1 SECURITY/WIRELESS SYSTEMS UPDATE

S. Casorso stated that the security system is up and running very successfully, and we are currently in the process of setting up the final post on the Northeast gate which will record activities from the golf course gate.

Regarding Wi-Fi, everyone is now able to connect but Sudden Link is still a problem. It has been very difficult dealing with them. A bit of good news – Frontier should have a DSL interlink up and running by September thereby giving us a choice of providers. Otherwise, everything presently is looking good as long as Sudden Link upholds their end of the process.

5.2 ARCHITECTURAL GUIDELINES/RULE ADDITION WITH OPEN COMMENTS

W. Orriss went through the proposed changes to the Restated: Rules and Regulations for Owners; Rules and Regulations for Renters/Lessees/Guests/Visitors, one section at a time, (attached as Appendix E), calling for comments after each section. No written comments had been received and no comments were made during the meeting.

MOTION 12/02/02

MOVED BY: B. Beblow

SECONDED BY: M. Myers

THAT the Proposed Rule Addition and housekeeping changes made to the Restated: Rules and Regulations for Owners; Rules and Regulations for Renters/Lessees/Guests/Visitors, presented at the February 2012 Board of Directors Meeting be approved as presented.

CARRIED.

W. Orriss proceeded to go through proposed changes to the Architectural Guidelines for Lot Owners, one section at a time, (Attached as Appendix F"). Written comments had been received from B. Thachyk, Lot 32 regarding the New Section X, items 2, 2c, and 2d (Appendix G); and also from C. Thachyk, Lot 32 regarding Section R, item 5 (Appendix H). No comments were received from the floor.

MOTION 12/02/03

MOVED BY: S. Hunley

SECONDED BY: M. Myers

THAT the changes to the Architectural Guidelines as presented at the February 21, 2012 Board of Directors meeting be approved.

CARRIED.

5.3 AGM/OPEN BOARD POSITIONS

After due process with the self-nomination forms, there were still two vacancies for the Board. The Board opted to recruit for new members and was successful in recruiting Blair Macgregor and Clara Koehn. This matter will be further dealt with at the AGM.

5.4 OTHER UNFINISHED BUSINESS

A document entitled "Frequently Answered Questions", attached as Appendix I", will be posted on the website for comment and will be addressed at the March Board of Directors meeting.

6.0 CORRESPONDENCE

6.1 LETTER FROM AND BOARD RESPONSE TO BUD RICHMOND, LOT 63

This matter dealt with camper off-load and is self-explanatory (Letters attached as Appendix J & K).

S. Hunley also read a letter from the Board to W. Short – Lot 137 regarding the Recycling Committee Chairmanship, Attached as Appendix L”.

Also a response to a question asked at the last Board meeting to W. & V. Short, Lot 137 regarding billing for a breaker replacement, attached as Appendix M”.

6.2 ANY OTHER INCOMING CORRESPONDENCE RECEIVED PRIOR TO THE MEETING

A petition from Lots 61-70 dealing with the exterior wall was tabled to the March Board of Directors Meeting.

7.0 NEW BUSINESS

No new business.

8.0 OPEN FORUM FOR HOMEOWNERS

Lot 195 – J. Forbes. Noted that there are several people walking in the Park and asked for consideration in putting park benches on some of the common areas.

Lot 115 – A. Johnson. Presented questions on behalf of homeowners G. and D. Walton, Lot 159, who were unable to attend the meeting.

Regarding the pool hours. The pool hours are not always adhered to and the pool is sometimes not open at 9:00 a.m. when it is supposed to be. If the pool hours are posted and cannot be adhered to, B. Coates has indicated that he would be happy to open the pool if he knows. A response is requested.

The question was asked – If an owner rents out their lot, can they stay on another lot with a camper. The answer is no.

9.0 NEXT BOARD OF DIRECTORS MEETING

The next meeting will be held on March 20, 2012 at 2:30 p.m.

10.0 ADJOURNMENT

The meeting adjourned at 2:50 p.m.

W. Orriss
President

K. Zidar
Recorder

